

GOVERNMENT OF GUJARAT
Urban Development and Urban Housing Department
Sachivalaya, Gandhinagar
Dated the 30th January, 2003

NOTIFICATION

The Gujarat Town Planning and Urban Development Act, 1976

No.GH/V / 24, of 2003/TPS -142001- 1110- L: WHEREAS under section 41 of the Gujarat Town Planning and Urban Development Act, 1976 (President's Act No.27 of 1976) (hereinafter referred to as " the said Act") the Surat Municipal Corporation, Surat declared its intention of making of the Draft Town Planning Scheme Surat No.40 (Limmbayat - Dindoli);

AND WHEREAS under sub- section (1) of section 42 of the said Act, the Surat Municipal Corporation (hereinafter called the " said Municipal Corporation") made and published duly in the prescribed manner a draft scheme (hereinafter called " the said scheme") in respect of the area included in the Town Planning Scheme Surat No.40 (Limbayat - Dindoli);

AND WHEREAS after taking into consideration the objections received by it the said Municipal Corporation submitted the said scheme to the State Government for sanction under section 48 of the said Act in the manner provided therein;

NOW, THEREFORE, in exercise of the powers conferred by sub-section (2) of section 48 of the said Act, Government of Gujarat, hereby: -

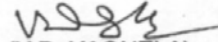
- (a) sanctions the said scheme subject to the modifications enumerated in the Schedule appended hereto,
- (b) states that the said scheme shall be kept open to the inspection of the public at the office of the Surat Municipal Corporation, Surat during office hours on all working days.

SCHEDULE

1. While finalising the Draft Town Planning scheme, the Town Planning Officer shall see that the percentage of deduction in open lands is kept uniform as far as possible.
2. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall take decision for area/measurement of O.P and F.P No.19/A after considering necessary revenue records.
3. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall specify the public purpose uses which are allotted to the appropriate authority in their consultation.
4. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the percentage of beneficiaries to the scheme area and general public in consultation with the appropriate authority by considering location; area and use of public purpose.

5. Final plots allotted to the appropriate authority for public purpose of " SEWSHS" the Town Planning Officer shall decide it 10% beneficiaries to the scheme area and 90% beneficiaries to general public.
6. While finalising the draft Town Planning Scheme, the Town Planning Officer shall carve out a separate O.P. of lands declared as surplus land under the provisions of the Urban Land (Ceiling and Regulation) Act, 1976 ,and allot appropriate final plots in lieu of these O.Ps.
7. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall consider the expenditure incurred by the appropriate authorities under section 77(1)(a) of the Act.
8. While finalising the Draft Town Planning Scheme, the Town Planning Officer shall decide the matter regarding the proposals of tree plantation and garden development included in cost of works as per section 40 of the Act in consultation with appropriate authority.
9. While finalising the draft town planning scheme , town planning officer shall decide the road alignment passing through O.P..No.15 with consultation of appropriate authority.
10. While finalising draft town planning scheme, the town planning officer shall decide the share of owners in each O.P. where owners are more than one.
11. While finalising the Draft Town Planning scheme, the town planning officer shall reconsider the deduction in light of the sanctioned layout, development permission etc. of Block No. 461 of Limbayat - dindoli.
12. While finalising the Draft Town Planning scheme, the town planning officer shall decide the proportion for receivable contribution and incremental contribution to be levied upon by each owners.
13. While finalising the draft town planning scheme the Town planning officer shall determine the market values of O. Ps after taking into consideration to comparable sales executed and register of the last five years before dated 27.1.2000 in vicinity of the scheme area.
14. While finalising the draft town planning scheme, the town planning officer shall reconsider and to take appropriate decision for semi final value of final plots.
15. While finalising the draft town planning scheme, the town planning officer shall reconsider and curve out the F.P. No. 24/B and 60 to be buildable as per G.D.C.R.

By order and in the name of the Governor of Gujarat,


(V.D. VAGHELA)

Officer on Special Duty & Ex-officio Deputy Secretary
to the Government
Urban Development and Urban Housing Department

Copies forwarded with compliments to:-

- The Municipal Commissioner, Surat Municipal Corporation, Surat
- The Chairman, Surat Urban Development Authority, Surat.
- The Chief Town Planner, Gujarat State Gandhinagar- (with 5 copies extra)

- The Manager, Government Central Press, Gandhinagar - with a request to publish the aforesaid notification in part IVB, central section, in the Government Extra Ordinary Gazette of dt. 30-1-2003 and forward 10 copies of the same to this Department. The Gujarati version of this Notification will be forwarded shortly to you by the Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar.
- The Director of Information, Government of Gujarat, Gandhinagar
- The Collector, Surat
- The District Development Officer, Surat
- The Director of Information, Gandhinagar - with a request to issue a suitable press note.
- The Legislative and Parliamentary Affairs Department, Sachivalaya, Gandhinagar - with a request to send the Gujarati version of the said Notification to the Manager, Government Central Press, Gandhinagar for its publication in the official gazettee urgently.
- The "V" Branch, UD&UH Department - with a request to do the needful for appointing the Town Planning Officer under section 50 of the Gujarat Town Planning and Urban Development Act, 1976 in suitable time.
- The Revenue Department, Sachivalaya, Gandhinagar
- The P.S to Hon. Minister (UD), Sachivalaya, Gandhinagar
- The select file of the "L branch(2003)
- The Personal file of dealing DSO(2003)

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